



Southwestern Idaho News

ADA, ADAMS, BOISE, CANYON, ELMORE, GEM, OWYHEE, PAYETTE, VALLEY & WASHINGTON COUNTIES

ECONOMIC TRENDS

The seasonally adjusted unemployment rate for the Boise-Nampa Metropolitan Statistical Area declined for the third straight month in October, falling another one-tenth of a percentage point from September to 2.7 percent, the lowest so far in 2006. The rate was four-tenths of a point lower than the same month a year ago. Both the civilian labor force and total employment declined in October as construction began its annual slowdown and a number of discouraged workers stopped looking for jobs.

Contributing to the lower unemployment picture was a six-tenths of a percentage point increase in nonfarm payroll jobs from September. Another 1,700 new jobs brought the area's total nonfarm jobs to 274,700. That was over 16,000 more than in October 2005, a 6.3 percent increase. Offsetting October declines in construction and in some manufacturing sectors was a surge in state and local public education as the 2006-2007 school year got into full swing. Public education added 1,600 jobs during the month. The October 2006 civilian labor

	Civilian Labor Force	Number Unemployed	Percent Unemployed	Number Employed
Ada	195,959	4,681	2.4	191,278
Adams	2,015	135	6.7	1,880
Boise	4,364	117	2.7	4,248
Canyon	82,016	2,722	3.3	79,294
Elmore	10,823	472	4.4	10,351
Gem	7,523	274	3.6	7,248
Owyhee	5,061	120	2.4	4,941
Payette	10,026	546	5.4	9,480
Valley	5,073	190	3.7	4,883
Washington	4,973	269	5.4	4,703
Statewide	757,440	23,906	3.2	733,534

Southwestern Idaho Table 1: Boise City-Nampa MSA Labor Force & Employment (Ada, Canyon, Boise, Gem and Owyhee counties)

	Oct 2006*	Sep 2006	Oct 2005	% Change Last Month	% Change Last Year
INDIVIDUALS BY PLACE OF RESIDENCE					
<i>Seasonally Adjusted</i>					
Civilian Labor Force	294,900	297,800	288,800	-1.0	2.1
Unemployment	7,900	8,400	9,100	-6.0	-13.2
% of Labor Force Unemployed	2.7	2.8	3.1		
Total Employment	287,000	289,400	279,700	-0.8	2.6
<i>Unadjusted</i>					
Civilian Labor Force	293,300	293,100	287,200	0.1	2.1
Unemployment	6,900	7,300	7,900	-5.5	-12.7
% of Labor Force Unemployed	2.4	2.5	2.8		
Total Employment	286,400	285,800	279,300	0.2	2.5
JOBS BY PLACE OF WORK					
Nonfarm Payroll Jobs**	274,700	273,000	258,300	0.6	6.3
GOODS-PRODUCING INDUSTRIES					
<i>Natural Resources & Construction</i>	24,400	24,500	21,800	-0.4	11.9
Construction	24,000	24,100	21,500	-0.4	11.6
<i>Manufacturing</i>	31,100	31,000	30,000	0.3	3.7
Durable Goods	24,500	24,700	23,700	-0.8	3.4
Wood Product Manufacturing	2,600	2,600	2,300	0.0	13.0
Fabricated Metal Products Mfg.	1,500	1,500	1,500	0.0	0.0
Machinery Manufacturing	1,200	1,200	1,200	0.0	0.0
Computer & Electronic Manufacturing	14,200	14,200	14,000	0.0	1.4
Transportation Equipment Mfg.	2,200	2,200	2,200	0.0	0.0
Other Durable Goods	2,800	3,000	2,500	-6.7	12.0
Nondurable Goods	6,600	6,300	6,300	4.8	4.8
Food Manufacturing	4,500	4,300	4,500	4.7	0.0
Printing & Related Support Activities	700	700	700	0.0	0.0
Other Nondurable Goods	1,400	1,300	1,100	7.7	27.3
SERVICE-PROVIDING INDUSTRIES					
<i>Trade, Transportation, & Utilities</i>	219,200	217,500	206,500	0.8	6.2
Trade	54,100	54,100	50,000	0.0	8.2
Wholesale Trade	46,200	46,200	42,800	0.0	7.9
Wholesalers, Durable Goods	12,600	12,700	11,800	-0.8	6.8
Wholesalers, Nondurable Goods	7,500	7,500	7,100	0.0	5.6
Retail Trade	3,700	3,800	3,600	-2.6	2.8
Food & Beverage Stores	33,600	33,500	31,000	0.3	8.4
General Merchandise Stores	4,500	4,600	4,500	-2.2	0.0
All Other Retail Trade	6,800	6,700	6,200	1.5	9.7
Transportation, Warehousing, & Utilities	22,300	22,200	20,300	0.5	9.9
Utilities	7,900	7,900	7,200	0.0	9.7
Transportation & Warehousing	600	600	600	0.0	0.0
Information	7,300	7,300	6,600	0.0	10.6
Telecommunications	5,400	5,300	5,400	1.9	0.0
Financial Activities	1,400	1,400	2,400	0.0	-41.7
Finance & Insurance	14,800	14,800	13,700	0.0	8.0
Real Estate & Rental & Leasing	10,200	10,300	9,600	-1.0	6.3
Professional & Business Services	4,600	4,500	4,100	2.2	12.2
Professional, Scientific, & Technical	39,100	39,000	37,700	0.3	3.7
Management of Companies & Ent.	11,300	11,200	10,900	0.9	3.7
Administrative & Support & Waste Mgmt.	5,800	5,900	5,800	-1.7	0.0
<i>Educational & Health Services</i>	22,000	21,900	21,000	0.5	4.8
Educational Services	32,700	32,100	31,400	1.9	4.1
Health Care & Social Assistance	3,200	2,700	2,800	18.5	14.3
Hospitals	29,500	29,400	28,600	0.3	3.1
<i>Leisure & Hospitality</i>	9,700	9,700	9,200	0.0	5.4
Arts, Entertainment, & Recreation	23,500	24,000	21,800	-2.1	7.8
Accommodation & Food Services	3,400	3,700	2,700	-8.1	25.9
Accommodation	20,100	20,300	19,100	-1.0	5.2
Food Services & Drinking Places	2,100	2,100	2,100	0.0	0.0
<i>Other Services</i>	18,000	18,200	17,000	-1.1	5.9
Total Government	7,200	7,300	6,200	-1.4	16.1
Federal Government	42,400	40,900	40,300	3.7	5.2
State & Local Government	5,800	5,900	5,900	-1.7	-1.7
State Government	36,600	35,000	34,400	4.6	6.4
State Government Education	14,000	13,600	13,600	2.9	2.9
State Government Administration	5,000	4,600	4,900	8.7	2.0
Local Government	9,000	9,000	8,700	0.0	3.4
Local Government Education	22,600	21,400	20,800	5.6	8.7
Local Government Administration	14,400	13,200	12,800	9.1	12.5
	8,200	8,200	8,000	0.0	2.5

* Preliminary Estimate

**Full- or part-time jobs of people who worked for or received wages in the pay period including the 12th of the month

force and total employment figures for all 10 counties in southwestern Idaho are shown in Southwestern Idaho Table 2 on page 13.

AREA DEVELOPMENTS

Boise MSA

- According to the latest Wells Fargo Boise Area Cost of Living Report, the cost of living dropped by 0.7 percent in October largely due to declining fuel costs. The cost of transportation was down 3.4 percent while prices for groceries increased by 0.7 percent and clothing costs were up 0.8 percent. Nationwide the Consumer Price Index also declined albeit by a slightly smaller amount of 0.5 percent. That was also mostly due to falling fuel prices.
- Micron and Intel recently announced plans to build a new \$3 billion facility in Singapore, where they will continue their joint venture in manufacturing NAND flash memory. Once complete, the new building will be the fourth manufacturing plant being operated by the partnership and will be the largest NAND manufacturing facility in Singapore. Production is scheduled to start during the second half of 2008.
- Micron has started production of CMOS image sensors about a month ahead of schedule at the former Zilog Building 2 in Nampa with 100 employees. The sensors will be mostly used in digital cameras and in cameras found in most new cellular phones.
- A fourth major retailer recently opened in the Treasure Valley Marketplace in Nampa. Old Navy joins Costco, Target and Bed Bath and Beyond as the first of seven major retailers scheduled to open new stores in the Marketplace.
- Albertson College of Idaho's goal of being recognized as one of the country's top 100 liberal arts colleges got a boost from the J.A. and Kathryn Albertson Foundation, which is providing a \$5 million annual grant for the next three years. The money will pay for renovating the college's 80,000-square-foot Boone Science Hall.
- Hyperspace Communications, which owns Nampa-based MPC Computers, has moved its company headquarters to Nampa from Denver, Colo. In an upcoming shareholder vote, the company wants approval to change its name to MPC Corp.
- A new wholesale food distributor will soon be opening in Nampa. Cash & Carry Smart Foodservice is remodeling the former United Furniture Warehouse building for its 53rd store. The chain operates in Oregon, Washington and California in addition to Idaho and caters primarily to business customers and non-profit entities.
- Shadow Butte Industrial Park just west of Emmett recently completed the installation of utilities. The park now has water meters, a holding tank for water, revamped gas lines and a sewer system that is hooked up to the Emmett Waste Water Treatment Plant. Officials anticipate paving the roadways in spring 2007 and then beginning to issue building permits.
- Jackson Food Stores based in Meridian has recently acquired Cummings Oil of Oregon and its 100 stores throughout western Oregon. The deal should increase employment at company headquarters. Jackson's is one of the largest privately owned oil distributors in the western United States.
- The former headquarters of Boise Cascade, now under new ownership, has been renamed the Boise Plaza although an agreement with Boise Cascade requires the Boise signage to stay on the building. The new owner, developer Rafanelli and Nahas, is spending \$12 million to install new lighting, fire alarms, sprinklers, motion sensors and to revamp the east entrance. The building is approximately 320,000 square feet and Boise Cascade has leased back roughly 225,000 square feet. In addition to upgrading the building, Rafanelli and Nahas plans to build a 650-space parking garage on the adjacent parking lots at a cost of \$9 million to \$11 million. Construction should begin in 2007.
- Developers of Caldwell's Sky Ranch Business Park, which sits on 300 acres adjacent to the Caldwell Airport, have sold 70 percent of the available lots. Among the buyers are BMC West, which plans to build a lumber yard and millwork facility; Gem State Manufacturing, which plans a new manufactured homes factory and American Custom Coach, which retrofits limousines and other vehicles into armored vehicles and police cars.
- The city of Caldwell recently broke ground for the Franklin Freeway Interchange project. Once completed, the new interchange will increase the traffic capacity of the overpass, and wider on and off ramps will allow better access for businesses locating in the nearby Sky Ranch Business Park.

Valley County

- McCall Memorial Hospital will be opening a new clinic in Donnelly. No dates have been set but a 1,500-square-foot office has been leased in the West Roseberry Plaza. A third-party contractor will operate the facility. Payette Lakes Medical Clinic will provide a doctor, receptionist and assistant for the new clinic.

- Lodging revenues in Valley County from January to October are over 21 percent higher than during the same time in 2005. Lodging includes hotel and motel rooms and private campground spaces. Over the summer, lodging revenues were up by more than 19.5 percent from a year ago. That compared to a statewide increase of 9.5 percent.
- Valley County recently agreed to contribute \$112,000 to the Valley Adams Regional Housing Authority to cover its operating costs. The city of McCall was the first to contribute money, giving the housing authority \$75,000. The housing authority fosters agreements between developers and municipalities on affordable housing, draws up minimum standards for affordable housing, matches residents with available housing units and ensures compliance of housing rules.

Elmore County

- The first phase of the Base Realignment and Closure Commission's changes for Mountain Home Air Force Base has occurred. Five F-16 planes recently left the base and the remaining F-16s will be gone by March. The base will be receiving 18 F-15Es by June.
- As the city of Mountain Home continues to grow, so do the national retailers in the city. The latest is Maurices, which recently opened in a new shopping complex just across from Wal-Mart.
- Funding for the next phase of new military housing at Mountain Home Air Force Base was recently approved by the U.S. Senate. The base should receive \$108 million to replace 457 housing units, some of them over 50 years old.

Adams County

- The Forest Service will get over \$1 million from selling four of five timber salvage contracts in the area near Bear, where a tornado blew down 5,000 acres of trees over a 12 mile swath in June. The unsold contract required expensive helicopter retrieval.
- The Adams County Health Center lost part of its funding in the recent election when the voters dissolved the Council Hospital Taxing District. Despite the loss of funding, the Health Center will remain open as new sources of funds are explored.

Washington County

- Fry Foods Inc. of Tiffin, Ohio, has recently located in the former Appleton Produce and Jon-Lin Foods facility in Weiser. Fry Foods processes onions and makes a variety of breaded appetizers similar to Jon-Lin. Fry Foods has one production line in operation.
- During the most recent election, the Weiser Memorial Hospital was successful in convincing voters to approve a long-term debt plan to keep the hospital solvent. The plan converts the hospital's line of credit to a long-term loan that will carry with it tax advantages. Weiser Memorial Hospital has been making a healthy profit in the fiscal year that began in July.

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ON THE WEB



INCREASING IDAHO'S MINIMUM WAGE

Idaho Commerce & Labor researchers have updated a 2005 study of the minimum wage in Idaho to show the economic impact various increases would have.

The new analysis does not draw any conclusions or make any recommendations about various proposals being discussed to raise the minimum wage. It only estimates the number of Idaho jobs in 2005

paying within the designated wage ranges and the cost to Idaho employers if the wages for these jobs were increased to a higher level. The employer cost estimate also assumes that no jobs are being compensated at less than the legally mandated minimum wage. To read the entire study, log onto <http://lmi.idaho.gov> and scroll down the page to "Increasing Idaho's Minimum Wage."